

RESOLUTION

**PROVIDING REASONS FOR ADOPTING ORDINANCE #21-21 DESPITE
ANY INCONSISTENCY WITH THE MASTER PLAN PURSUANT TO N.J.S.A.
40:55D-62a**

WHEREAS, on November 8, 2021, the Township Council of the Township of Bridgewater introduced #21-21, titled “AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126-320.1 BRIDGEWATER REGIONAL CENTER ZONE”; and

WHEREAS, the Township Council referred Ordinance #21-21 to the Planning Board for statutory review pursuant to the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-62a; and

WHEREAS, the Planning Board determined on November 23, 2021 that Ordinance #21-21 was inconsistent with the specific terms of the Master Plan and Bridgewater Regional Center Redevelopment Plan, originally adopted on March 2, 1987 and amended thereafter; and

WHEREAS, the Planning Board also found that Ordinance #21-21 is strongly consistent with many of the overall goals and objectives of the Master Plan and recommended adoption of the Ordinance by the Township Council; and

WHEREAS, N.J.S.A. 40:55D-62a requires the governing body to adopt a resolution providing its reasons for adopting an ordinance if the Planning Board finds any inconsistency with the Master Plan; and

WHEREAS, Ordinance #21-21 was introduced to permit professional medical office use for the standalone “Crate and Barrel” building constructed in the Bridgewater Regional Center Zone due to Crate and Barrel vacating said building; and

WHEREAS, the Township Council and Planning Board received and reviewed a planning memorandum from Scarlett Doyle, PP dated November 11, 2021 regarding consistency with the Master Plan; and

WHEREAS, the reasons stated in this Resolution serve as a sufficient basis under N.J.S.A. 40:55D-62a to enact Ordinance #21-21 despite any inconsistency with the Master Plan, and the Township Council hereby adopts Ordinance #21-21 for the reasons set forth herein;

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Bridgewater, County of Somerset, State of New Jersey, in accordance with the requirements of N.J.S.A. 40:55D-62a, recognizes the following reasons for adopting Ordinance #21-21 despite any inconsistency with the Master Plan:

1. The free-standing Crate & Barrel building and immediate parking area lend itself to professional medical use, which is a use that is offered elsewhere in the Redevelopment area.
2. The Crate & Barrel structure is somewhat isolated and is not organized as part of a cohesive, symbiotic pedestrian-friendly setting, unlike the rest of the Lifestyle Center buildings.

3. The Bridgewater Commons Mall is an important part of the Township's economy, and the Township recognizes that malls across the country are struggling economically and would like to assist by permitting a professional medical use in a building in the Bridgewater Regional Center Zone that is uniquely suited to such a use. Due to existing conditions, the Township Council recognizes that the likelihood of any retail business filling the space is slim.
4. Limiting the professional medical use to one, specific, uniquely situated, existing building will avoid a broader extension of professional medical uses in the Bridgewater Regional Center Zone.
5. Despite being inconsistent with the specific terms of the Master Plan, the proposed ordinance is consistent with the broader goals and objectives of the Master Plan as determined by the Planning Board.

Introduced	Seconded	Council	Aye	Nay	Abstain	Absent
✓		Kirsh	✓			
		Kurdyla	✓			
		Norgalis	✓			
	✓	Ring	✓			
		Pedroso				✓

Adopted: December 6, 2021